



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 04/30/2025 1255

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2025-034705

RECORDING REQUESTED BY:
First Integrity Title Agency of Arizona, LLC
AND WHEN RECORDED MAIL TO:

ESCROW NO.: 508-2505794-S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company

do/does hereby convey to

Brianna Marie Whipple, a single woman and Hayden Jay Pate, a single person, as Joint Tenants with Right of Survivorship

the following real property situated in **Pinal** County, Arizona:

LOT 208 OF MEADOW VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 62.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: April 30, 2025

GRANTOR(S):

Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company

BY: [Signature]

Name: Heather Hawkins

As: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

On this 22nd day of April, 2025, before me personally appeared Heather Hawkins as Authorized Signatory for Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

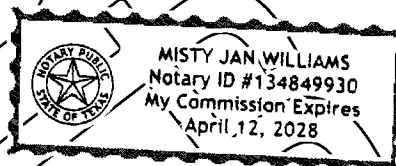
[Signature]
Notary Public

Misty Jan Williams

Print Name

Witness my hand and official seal.

My Commission Expires: 4/12/28



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-21-4800

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS

Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company

Energy Square Bldg 2, 4849 Greenville Avenue Suite 500
Dallas, TX 75206

3. (a) BUYER'S NAME AND ADDRESS:

Brianna Marie Whipple and Hayden Jay Pate
2006 W Gregory St

Apache Junction, AZ 85120

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

2511 E Meadow Creek Way
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Brianna Marie Whipple and Hayden Jay Pate
2511 E Meadow Creek Way
San Tan Valley, AZ 85140

(b) Next tax payment due: July 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify:
d. ☐ 2-4 Plex
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a. ☒ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of Colorado County of Arapahoe

Subscribed and sworn to before me on this 30 day of April 2025

Notary Public Ali Victoria Hagman

Notary Expiration Date 2/23/2026

DOR FORM 82162 (02/2019)

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-034705
RECORD DATE 04/30/2025

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 369900 00

11. DATE OF SALE (Numeric Digits): 04 / 2025
Month / Year

12. DOWN PAYMENT \$ 1,000 00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from
financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
(3) ☐ FHA
d. ☐ Seller loan (Carryback) f. ☐ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 100

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First Integrity Title Agency of Arizona, LLC
501 S. Cherry Street, Suite 700
Glendale, CO 80246

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer / Agent

State of AZ County of Pinal

Subscribed and sworn to before me on this 26 day of April 2025

Notary Public Heidi C. Holder

Notary Expiration Date Nov. 13, 2025

HEIDI C. HOLDER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 815241
Expires November 13, 2025

EXHIBIT "A"

LOT 208 OF MEADOW VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER
OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 62.

Unofficial